

080.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

719,900 / 719,900

USE VALUE:

719,900 / 719,900

ASSESSED:

719,900 / 719,900

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
293		SUMMER ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	KALENDERIAN CHRISTINE R	
Owner 2:		
Owner 3:		

Street 1:	293 SUMMER ST
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	KALENDERIAN DAVID G & MARIE E -
Owner 2:	KALENDERIAN CHRISTINE R -
Street 1:	293 SUMMER ST
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 7,588 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1948, having primarily Aluminum Exterior and 1823 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
Exempt	
Exempt	
Exempt	

Topo	2	Above Street
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

104	Two Family	7588	Sq. Ft.	Site	0	70.	0.73	5		Med. Tr	-10	Ledge	-5		387,615			387,600
-----	------------	------	---------	------	---	-----	------	---	--	---------	-----	-------	----	--	---------	--	--	---------

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct			
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value									
104	7588.000	332,300					387,600		719,900							
Total Card	0.174	332,300					387,600		719,900			Entered Lot Size				
Total Parcel	0.174	332,300					387,600		719,900			Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:		395.01		/Parcel: 395.0					Land Unit Type:				

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED		
										080.0-0004-0006.0				
												Prior Id # 1: 49735		
												Prior Id # 2:		
												Prior Id # 3:		

PREVIOUS ASSESSMENT										Parcel ID		PRINT		
										080.0-0004-0006.0		Date		
												Date		
												Time		
										12/10/20		12/10/20		
												21:16:41		
PREVIOUS ASSESSMENT										Entered Lot Size		LAST REV		
												Date		
												Time		
										01/03/19		01/03/19		
												17:13:00		
												danam		
												6509		
												ASR Map:		
												Fact Dist:		
												Reval Dist:		
												Year:		
												LandReason:		
												BldReason:		
												CivilDistrict:		
												Ratio:		

BUILDING PERMITS										ACTIVITY INFORMATION				
										Date				
										Result				
										By				
										Name				

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Average															
Sty Ht:	1 - 1 Story			A Bath:		Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																
Foundation:	1 - Concrete			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	3 - Aluminum			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good															
Color:	BEIGE			A Kits:		Rating:																
View / Desir:				Frl:		Rating:																
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C- - Average. (-)			CONDOS INFORMATION																		
Year Blt:	1948	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%															
Prim Int Wall:	2 - Plaster			Functional:		%																
Sec Int Wall:		%		Economic:		%																
Partition:	T - Typical			Special:		%																
Prim Floors:	3 - Hardwood			Override:		%																
Sec Floors:		%		Total:	31	%																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																		
Subfloor:				Basic \$ / SQ:	160.00																	
Bsmnt Gar:	2			Size Adj.:	1.35000002																	
Electric:	3 - Typical			Const Adj.:	0.99989998																	
Insulation:	2 - Typical			Adj \$ / SQ:	215.978																	
Int vs Ext:	S			Other Features:	114820																	
Heat Fuel:	1 - Oil			Grade Factor:	0.90																	
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:	50	LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	481528																	
% Com Wall:		% Sprinkled:		Depreciation:	149274																	
				Deprecated Total:	332254																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 080.0-0004-0006.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:					Total Special Features:								Total:								